

# Memo

To: Planning and Zoning Commission Members  
From: Margaret Pearson, Director of Planning and Community Development  
Date: July 19, 2016  
Re: Proposed Food Truck Park Text Amendment

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The Planning Department received an inquiry for the allowance of “Food Truck Parks” within industrial zoning districts. The applicants, Don Kallaur and Bruce Edwards made a presentation to the Planning Commission in June to allow this type of use within industrial zoning districts. The Planning and Zoning Commission unanimously voted to direct staff to prepare a draft amendment for review.

Attached is a draft of Articles 8 and 12. Article 8 has been amended to allow the use as a Special Use Permit within industrial zoning districts, accompanied by supplemental regulations. Suggested supplemental regulations include lot size, site plan submittal, food preparation, and parking requirements. Article 12 has been amended to include a definition for Food Truck Parks.

The Planning and Zoning Commission should be review the attached modification and forward the amendment to City Council with either 1)A recommendation of Approval, 2) Recommendation of denial, or 3)No recommendation. City Council holds final approval of zoning ordinance modifications.

USE CATEGORY	SPECIFIC USE	AG	RESIDENTIAL						COMMERCIAL					IND		Standards
		AG	RE	RL	RM-1	RM-2	RV	RC	O-I	B-1	CC	C-1	C-2	I-1	I-2	
Hotel, Motel, Inn, etc [see 8.2.6.D]	All overnight accommodations, except transient accommodations and as listed below		PS						P	P	P		P			
	Bed & Breakfast Inn	PS	PS	SS	SS	SS	SS		PS	PS	PS	PS	PS			8.3.5.C
	Campground	PS														8.3.5.D
Parking, Commercial [see 8.2.6.E]	Parking Lot , principal use										P	P	P	P		
	Parking Deck								PS		P	P	P			8.3.5.E
Restaurants [see 8.2.6.F]	All restaurants, except as listed below								P	P	P	P	P			
	Banquet Home	SS	SS	SS	SS	SS										8.3.5.N
	<u>Food Truck Park</u>													SS	SS	<u>8.3.5.O</u>
	Private Clubs										SS		SS			8.3.5.F
	Restaurant, carryout, delivery, no seating									P	P	P	P			
	Restaurant, fast food, drive-thru, drive-in												P	P		
Alcoholic Beverage Production [see 8.2.6.J]	Brewpubs / Brewery-Micro										PS	PS	PS	PS	PS	8.3.5.O
	Brewery - Large													P	P	
	Winery/Cidery													P	P	8.3.5.O
	Winery/Cidery-Micro										PS	PS	PS	PS	PS	8.3.5.O
	Distillery													P	P	
Retail Sales and Service [see 8.2.6.G]	All retail sales and service, except as listed below									P	P	P	P			
	ABC Store											P	P			
	Animal Clinic / Hospital	PS									PS	PS	PS	PS	PS	8.3.4.B
	Animal Grooming Establishment, no overnight boarding									P	P	P	P	P		
	Animal Kennel	PS											PS	PS	PS	8.3.4.B
	Animal Obedience School	SS											PS	PS	PS	8.3.4.B
	Animal and/or Feed Supply Store											PS	PS			8.3.5.J
	Appliance Sales, Rental and Repair										P	P	P	P		
	Auction Sales Establishment												P			
	Blueprinting and Drafting Service								P	P	P	P	P	P		

### 8.3.5-Q

#### R. Food Truck Park

1. Food Truck Parks are subject to Special Use Permit approval that must address the following criteria as part of the required site plan and conditions:

- Site design including the display of sufficient vendor space, pedestrian access, vehicular parking, and patron seating. Minimum space requirements include a lot area of 0.40 acres to operate and a minimum of four (4) parking stalls. Additional food trucks shall be required to have an additional 0.25 acres of lot space and 2 additional parking spaces.
- Proof that the primary site user is able to maintain compliance with all applicable standards including parking and access.
- Maximum number of Food Trucks per location.
- Hours of operation.
- Signage (if any).
- Written permission from the property owner if located within an established site/development.
- Food Truck Parks shall not obstruct a public street, sidewalk, or right-of-way.

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## Article 12 - Definitions

### **Food Truck Park**

An organized congregation of two or more mobile food vendors, on an established schedule and permitted location intended to service employment centers such as industrial or business parks. The sale and consumption of food and beverages provided by mobile vendors may be consumed on or off-site but all food preparation and service shall take place off-site or entirely within the mobile vehicular unit.